

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: SHELDON  
Local Government Number: 71G665

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SHELDON URBAN RENEWAL	71004	10
SHELDON URBAN RENEWAL	84011	4

**TIF Debt Outstanding: 7,563,484**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	572,448	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
TIF Revenue:	2,108,135		
TIF Sp. Revenue Fund Interest:	1,738		
Property Tax Replacement Claims	212,502		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>2,322,375</b>		

Rebate Expenditures:	134,801		
Non-Rebate Expenditures:	1,209,620		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,344,421</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	1,550,402	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 4,668,661**

## Urban Renewal Area Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL  
 UR Area Number: 71004

UR Area Creation Date: 09/1989

This Urban Renewal Area is intended to stabilize, revitalize, and improve the community, designed to achieve the preservation of the health, safety, and general welfare of sheldon; provide opportunity for a competitive economic area for persons of Sheldon, O'Brien & Sioux, and the surrounding region.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SHELDON CITY/SHELDON SCH/SHELDON URBAN RENEWAL INCREM	71080	71060	52,810,200
SHELDON CITY/SHELDON SCH/WELCOME TO OUR HOME INCREM	71094	71061	2,247,124
SHELDON CITY AG/SHELDON SCH/SHELDON URBAN RENEWAL INCREM	71086	71062	723,110
CARROLL TWP/SHELDON SCH/SHELDON URBAN RENEWAL INCREM	71089	71071	859,848
FLOYD TWP/SHELDON SCH/SHELDON URBAN RENEWAL INCREM	71088	71072	3,678,808
SHELDON CITY/SHELDON SCH/SHEFIELD CAR WASH URB REN INCREM	71104	71105	0
SHELDON CITY/SHELDON SCH/SHELDON IMPLEMNT	71114	71115	408,384
SHELDON CITY/SHELDON SCH/SHELDON URBAN REN AMEND06	71116	71117	71,190
SHELDON CITY/SHELDON SCH/HY-VEE PROJECT	71120	71121	2,168,550
SHELDON CITY/SHELDON SCH/TREASURE CHEST PROJ	71122	71123	608,184

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,001,030	43,993,290	50,910,520	8,222,040	0	-116,676	109,010,204	0	109,010,204
Taxable	2,682,594	24,519,013	45,819,468	7,399,836	0	-116,676	80,304,235	0	80,304,235
Homestead Credits									243

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

**572,448**

**0**

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 1,822,367  
 TIF Sp. Revenue Fund Interest: 1,738  
 Property Tax Replacement Claims: 212,502  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 2,036,607**

Rebate Expenditures: 117,632  
 Non-Rebate Expenditures: 1,209,620  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,327,252**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

**1,281,803**

**0**

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For SHELDON URBAN RENEWAL

### Welcome to Our Home(GEAC)

Description:	Constructed an assisted living facility
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Sheldon Implement

Description:	Construct addition to farm equip. business
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### Sheldon Crossing Res.Devel.

Description:	Install Infrastructure in Sheldon Cross. Res. Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Downtown Infrastructure Project

Description:	Revitalize Downtown with wider streets,new sidewalks, new street lights, & ammenities etc
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Country Club Road & E. 9th Street Overlay Project

Description:	Asphalt Overlay on Country Club Road and E. 9th Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### HyVee

Description:	Constructed new building and C Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Village NW Treasure Chest

Description:	Constructed new retail building
Classification:	Commercial - retail
Physically Complete:	Yes

Payments Complete:	No
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## Sewer Loan

Description:	Sewer Updates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Trilogy

Description:	Install water, sewer and infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## UR Amendment

Description:	Amend the Urban Renewal Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For SHELDON URBAN RENEWAL

### 2011 Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,245,000
Interest:	293,892
Total:	2,538,892
Annual Appropriation?:	No
Date Incurred:	01/31/2011
FY of Last Payment:	2021

### Welcome to Our Home Rebate

Debt/Obligation Type:	Rebates
Principal:	199,785
Interest:	0
Total:	199,785
Annual Appropriation?:	No
Date Incurred:	09/29/2000
FY of Last Payment:	2017

### Sheldon Implement Rebate

Debt/Obligation Type:	Rebates
Principal:	7,842
Interest:	0
Total:	7,842
Annual Appropriation?:	No
Date Incurred:	08/19/2009
FY of Last Payment:	2016

### 2013 Cap.Loan Notes/Downtown

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,410,000
Interest:	100,333
Total:	1,510,333
Annual Appropriation?:	No
Date Incurred:	05/29/2013
FY of Last Payment:	2024

### 2013 Cap. Loan Notes/S.Crossing

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,585,000
Interest:	183,683
Total:	2,768,683
Annual Appropriation?:	No
Date Incurred:	05/29/2013
FY of Last Payment:	2024

## HyVee

Debt/Obligation Type:	Rebates
Principal:	121,372
Interest:	0
Total:	121,372
Annual Appropriation?:	No
Date Incurred:	09/07/2010
FY of Last Payment:	2018

## Village NW Treasure Chest

Debt/Obligation Type:	Rebates
Principal:	32,698
Interest:	0
Total:	32,698
Annual Appropriation?:	No
Date Incurred:	06/05/2012
FY of Last Payment:	2019

## Administrative Services

Debt/Obligation Type:	Other Debt
Principal:	1,400
Interest:	0
Total:	1,400
Annual Appropriation?:	No
Date Incurred:	06/30/2015
FY of Last Payment:	2015

## Sheldon Comm. Dvlpmt Corp

Debt/Obligation Type:	Other Debt
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	No
Date Incurred:	10/15/2014
FY of Last Payment:	2015

## Store Fronts Project

Debt/Obligation Type:	Other Debt
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	10/15/2014
FY of Last Payment:	2015

## O'Brien Co Econ Dvlpmt

Debt/Obligation Type:	Other Debt
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Principal:	5,811
Interest:	0
Total:	5,811
Annual Appropriation?:	No
Date Incurred:	12/03/2014
FY of Last Payment:	2015

## **Sewer Loan**

Debt/Obligation Type:	Other Debt
Principal:	262,000
Interest:	2,293
Total:	264,293
Annual Appropriation?:	No
Date Incurred:	09/15/1999
FY of Last Payment:	2016

## **Ahlers & Cooney**

Debt/Obligation Type:	Other Debt
Principal:	5,180
Interest:	0
Total:	5,180
Annual Appropriation?:	No
Date Incurred:	09/17/2015
FY of Last Payment:	2016

## Non-Rebates For SHELDON URBAN RENEWAL

TIF Expenditure Amount:	166,558
Tied To Debt:	2013 Cap.Loan Notes/Downtown
Tied To Project:	Downtown Infrastructure Project

TIF Expenditure Amount:	305,325
Tied To Debt:	2013 Cap. Loan Notes/S.Crossing
Tied To Project:	Sheldon Crossing Res.Devel.

TIF Expenditure Amount:	422,285
Tied To Debt:	2011 Capital Loan Notes
Tied To Project:	Trilogy

TIF Expenditure Amount:	30,000
Tied To Debt:	Sheldon Comm. Dvlpmnt Corp
Tied To Project:	Country Club Road & E. 9th Street Overlay Project

TIF Expenditure Amount:	10,000
Tied To Debt:	Store Fronts Project
Tied To Project:	Downtown Infrastructure Project

TIF Expenditure Amount:	5,811
Tied To Debt:	O'Brien Co Econ Dvlpmnt
Tied To Project:	Downtown Infrastructure Project

TIF Expenditure Amount:	264,424
Tied To Debt:	Sewer Loan
Tied To Project:	Sewer Loan

TIF Expenditure Amount:	5,217
Tied To Debt:	Ahlers & Cooney
Tied To Project:	UR Amendment

## Rebates For SHELDON URBAN RENEWAL

### 2501 East 6th Street

TIF Expenditure Amount:	72,787
Rebate Paid To:	Fieldcrest (WTOH) GEAC
Tied To Debt:	Welcome to Our Home Rebate
Tied To Project:	Sheldon Crossing Res.Devel.
Projected Final FY of Rebate:	2017

### 125 North 3rd Avenue

TIF Expenditure Amount:	326
Rebate Paid To:	Sheldon Implement
Tied To Debt:	2013 Cap.Loan Notes/Downtown
Tied To Project:	Country Club Road & E. 9th Street Overlay Project
Projected Final FY of Rebate:	2016

### 1989 Park Street

TIF Expenditure Amount:	38,185
Rebate Paid To:	Hy Vee
Tied To Debt:	HyVee
Tied To Project:	HyVee
Projected Final FY of Rebate:	2019

### 1979 Park Street

TIF Expenditure Amount:	6,334
Rebate Paid To:	Village Treasure Chest
Tied To Debt:	Village NW Treasure Chest
Tied To Project:	Village NW Treasure Chest
Projected Final FY of Rebate:	2019

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

## TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (71004)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/SHELDON URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 71060

TIF Taxing District Base Year:	1988		<b>UR Designation</b>
FY TIF Revenue First Received:	1990	Slum	09/1989
Subject to a Statutory end date?	No	Blighted	09/1989
		Economic Development	09/1989

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	35,587,450	43,443,850	8,222,040	0	-105,564	87,147,776	0	87,147,776
Taxable	0	19,834,147	39,099,465	7,399,836	0	-105,564	66,227,884	0	66,227,884
Homestead Credits									219

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	34,341,280	52,912,060	52,810,200	101,860	3,299

FY 2016 TIF Revenue Received: 1,563,341

## TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (71004)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/WELCOME TO OUR HOME INCREM  
 TIF Taxing District Inc. Number: 71061

TIF Taxing District Base Year:	1999		<b>UR Designation</b>
FY TIF Revenue First Received:	2003	Slum	No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2017	Economic Development	09/2001

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,031,910	0	0	0	0	4,031,910	0	4,031,910
Taxable	0	2,247,124	0	0	0	0	2,247,124	0	2,247,124
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,431	2,247,124	2,247,124	0	0

FY 2016 TIF Revenue Received: 72,787

## TIF Taxing District Data Collection

Local Government Name:	SHELDON (71G665)
Urban Renewal Area:	SHELDON URBAN RENEWAL (71004)
TIF Taxing District Name:	SHELDON CITY AG/SHELDON SCH/SHELDON URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	71062
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	12/1994
Blighted	12/1994
Economic Development	12/1994

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,617,610	0	0	0	0	0	1,617,610	0	1,617,610
Taxable	723,110	0	0	0	0	0	723,110	0	723,110
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	677,087	723,110	723,110	0	0

FY 2016 TIF Revenue Received: 16,950

## TIF Taxing District Data Collection

Local Government Name:	SHELDON (71G665)
Urban Renewal Area:	SHELDON URBAN RENEWAL (71004)
TIF Taxing District Name:	CARROLL TWP/SHELDON SCH/SHELDON URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	71071

TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	12/1994
Blighted	12/1994
Economic Development	12/1994

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,178,030	378,680	135,770	0	0	0	1,692,480	0	1,692,480
Taxable	526,604	211,051	122,193	0	0	0	859,848	0	859,848
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	706,263	859,848	859,848	0	0

FY 2016 TIF Revenue Received: 20,142

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### TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (71004)  
 TIF Taxing District Name: FLOYD TWP/SHELDON SCH/SHELDON URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 71072  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1994
Blighted	12/1994
Economic Development	12/1994

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,205,390	2,863,010	728,700	0	0	-5,556	6,791,544	0	6,791,544
Taxable	1,432,880	1,595,654	655,830	0	0	-5,556	3,678,808	0	3,678,808
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,913,743	3,678,808	3,678,808	0	0

FY 2016 TIF Revenue Received: 87,012

### TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (71004)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/SHEFIELD CAR WASH URB REN INCREM  
 TIF Taxing District Inc. Number: 71105  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2013

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2006

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	41,300	0	0	0	0

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (71004)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/SHELDON IMPEMNT  
 TIF Taxing District Inc. Number: 71115  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2009

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	453,760	0	0	0	453,760	0	453,760
Taxable	0	0	408,384	0	0	0	408,384	0	408,384
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1	408,384	408,384	0	0

FY 2016 TIF Revenue Received: 2,301

### TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (71004)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/SHELDON URBAN REN AMEND06  
 TIF Taxing District Inc. Number: 71117  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,132,240	3,063,180	0	0	-5,556	4,189,864	0	4,189,864
Taxable	0	631,037	2,756,862	0	0	-5,556	3,382,343	0	3,382,343
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,124,230	71,190	71,190	0	0

FY 2016 TIF Revenue Received: 2,307

### TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (71004)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/HY-VEE PROJECT  
 TIF Taxing District Inc. Number: 71121

TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,409,500	0	0	0	2,409,500	0	2,409,500
Taxable	0	0	2,168,550	0	0	0	2,168,550	0	2,168,550
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	2,168,550	2,168,550	0	0

FY 2016 TIF Revenue Received: 45,095

### TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (71004)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/TREASURE CHEST PROJ  
 TIF Taxing District Inc. Number: 71123

TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	675,760	0	0	0	675,760	0	675,760
Taxable	0	0	608,184	0	0	0	608,184	0	608,184
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	608,184	608,184	0	0

FY 2016 TIF Revenue Received: 12,432

## Urban Renewal Area Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL  
 UR Area Number: 84011

UR Area Creation Date: 09/1989

UR Area Purpose: This Urban Renewal Area is intended to stabilize, revitalize, and improve the community, designed to achieve the preservation of health, safety, and general welfare of Sheldon; provide opportunity for a competitive economic area for persons of Sheldon, O'Brien & Sioux and surrounding region.

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SHELDON CITY/SHELDON SCH/UR/142 INCREM	84110	84111	8,373,906
SHELDON CITY/SHELDON SCH/UR AMENDMENT-2/146 INCREM	84221	84222	14,512
SHELDON CITY/SHELDON SCH/UR/142-1 INCREM	84299	84300	0
SHELDON CITY/SHELDON SCH/UR DELUXE REB 3/142-3 INCREM	84373	84374	963,721

### Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,275,030	674,990	9,871,280	0	-7,408	11,813,892	0	11,813,892
Taxable	0	710,618	607,491	8,884,152	0	-7,408	10,194,853	0	10,194,853
Homestead Credits									10

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

**0**

**0**

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 285,768  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 285,768**

Rebate Expenditures: 17,169  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 17,169**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

**268,599**

**0**

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For SHELDON URBAN RENEWAL

### Deluxe Feeds III Rebate Agreement

Description:	Constructed processing plant for livestock
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SHELDON URBAN RENEWAL

### Deluxe Feeds III

Debt/Obligation Type:	Rebates
Principal:	67,195
Interest:	0
Total:	67,195
Annual Appropriation?:	No
Date Incurred:	08/22/2012
FY of Last Payment:	2019

## Rebates For SHELDON URBAN RENEWAL

### 1500 RMT Avenue

TIF Expenditure Amount:	17,169
Rebate Paid To:	Deluxe Feeds III
Tied To Debt:	Deluxe Feeds III
Tied To Project:	Deluxe Feeds III Rebate Agreement
Projected Final FY of Rebate:	2019

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

## TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (84011)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/UR/142 INCREM  
 TIF Taxing District Inc. Number: 84111

TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1990  
 Subject to a Statutory end date? No

UR Designation	
Slum	09/1989
Blighted	09/1989
Economic Development	09/1989

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	397,970	674,990	8,384,960	0	-1,852	9,456,068	0	9,456,068
Taxable	0	221,803	607,491	7,546,464	0	-1,852	8,373,906	0	8,373,906
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,062,804	8,373,906	8,373,906	0	0

FY 2016 TIF Revenue Received: 256,253

## TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (84011)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/UR AMENDMENT-2/146 INCREM  
 TIF Taxing District Inc. Number: 84222

TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	877,060	0	26,630	0	-5,556	898,134	0	898,134
Taxable	0	488,815	0	23,967	0	-5,556	507,226	0	507,226
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	889,178	14,512	14,512	0	0

FY 2016 TIF Revenue Received: 438

## ◆ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

### TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (84011)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/UR/142-1 INCREM  
 TIF Taxing District Inc. Number: 84300  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2005

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SHELDON (71G665)  
 Urban Renewal Area: SHELDON URBAN RENEWAL (84011)  
 TIF Taxing District Name: SHELDON CITY/SHELDON SCH/UR DELUXE REB 3/142-3 INCREM  
 TIF Taxing District Inc. Number: 84374  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,459,690	0	0	1,459,690	0	1,459,690
Taxable	0	0	0	1,313,721	0	0	1,313,721	0	1,313,721
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	1,313,721	963,721	350,000	10,560

FY 2016 TIF Revenue Received: 29,077